

July 19, 2004
Ref: Public Notice
File Number 2004-0505

Ms Diana O'Dell
Project Planner
Planning Commission
Sunnyvale, California

Dear Ms. O'Dell:

I am writing in reference to the proposed development of the Sunnyvale Nursery property by Classic Homes.

During the meeting with Classic Communities July 12, 2004 at the Sunnyvale Community Center it was stated that "good neighbor" fences would be utilized to divide each property within the development. Having given this statement greater thought, I feel it would have vast negative impact on the existing homes located on the North side of Crater Lake Ct. and the South side of Cheyenne Dr. These properties presently have a stucco wall defining the rear of each property. If a wooden fence were constructed in front of this wall it would not allow access to the backside of this wall for maintenance if required in the future. Secondly and greatly more important is that any space between the wall and fence would become a repository for rotting vegetation and refuse, becoming a source of foul odors and worse the breeding ground for all types pests.

I therefore am asking that the planning commission, demand that Classic Communities do not erect any fence in front of this wall and use the existing wall as the back of the lots that are effected.

We regret that the Sunnyvale Nursery is closing, but understand that this property will be developed one way or another in the future. We therefore support the project in principal, but ask that serious consideration be given to the concerns of the affected neighbors.

Very truly yours

John and Mary Patton
501 Crater Lake Ct
Sunnyvale, Ca 94087
pattonmj1@aol.com

cc; Pat Castillo
Affected residents of Crater Lake Ct and Cheyenne Dr

Don & Heidi Wicks
509 Crater Lake Court
Sunnyvale, California 94087
e-mail: dnwick@netscape.net

July 16, 2004
References; Public Notice
File number 2004-0505

Diana O'Dell
Project Planner
Planning Commission
Sunnyvale, California

Dear Ms. O'Dell:

We feel the construction of homes with windows facing South, at a height, allowing a view into our private space is unacceptable. This will diminish lifestyle and property value on the North side of Crater Lake Court. We request this position and the following be placed before the Planning Commission on August 9, 2004:

1. Has or will Classic Communities make concessions regarding various ways to obstruct view into our private spaces?

Several suggestions were raised at the unofficial meeting with Classic Communities on Monday, July 12, 2004. Suggestions like; sealed windows with frosted glass. (These may require waiver of Building Code.)

Will the City favorably consider such concessions if granted and requested by the builder?

In a sketch given to the builder, questions from the audience, and discussion failed to provide specific answers. This is one such question:

Will the eye level of Classic Homes be at a height that second story windows will have a view into private spaces of Southern neighbors on Crater Lake Court or Northern neighbors on Cheyenne? We must assume the answer is yes.

The following questions were not specifically asked at the meeting, but require clarification:

If there is landfill, will the landfill thickness damage or facilitate deterioration to the existing stucco wall, approximately eight foot high of steel and wood construction, running along the back of the properties on North side of Crater Lake Court properties and the back of Cheyenne properties?

The above walls are the sole property of Crater Lake and Cheyenne homes. Yes or No.?

In either case, there must be an easement granted along the North side of Crater Lake Court properties and the South side of Cheyenne properties to allow for wall maintenance. Will Classic Communities grant easements?

As expressed, at the July 12 meeting, we purchased our home on Crater Lake Court with the understanding of "eight foot high wall privacy" and that the Sunnyvale Nursery was (and is) clearly commercial property.

As such, the 1485 Sunnyvale-Saratoga Road property could have been challenged (i.e., rezoning) before becoming multistory residential or high-rise apartments or other usage. To our dismay, this was not the case and we now have limited recourse.

For these reasons we request Planning Commission, Zoning and Developer concessions and consideration of impact on property values and privacy. We (Heidi and Don Wicks) do not object to the construction of these homes on this property. However, we feel it incumbent on Planning Commission and any developer to consider zoning and communication anomalies regarding this project, or other proposed projects, before reaching a final action.

We request written acknowledgment of our concerns regarding this development.

Very truly yours,

Don Wicks and Heidi Wicks

cc; Classic Communities
Other residents of Crater Lake Court